

**SECOND NOTICE OF ANNUAL MEETING
MARSH LANDING CONDO VII ASSOCIATION, INC.**

TO ALL MEMBERS:

On February 18, 2026, at 10:00 am, at Marsh Landing Clubhouse, 22901 Marsh Landing Blvd., Estero, FL 33928, the Annual Meeting of the Association will be held for the purpose of conducting the lawful business of the Association. The agenda for the Annual Meeting is:

1. Call of the roll or determination of quorum
2. Reading or disposal of minutes of last members meeting
3. Reports of Officers
4. Board of Directors announced for 2026
5. Proxy question Results
6. Homeowner comments
7. Adjournment

A majority (7) of the voting interests (a “quorum”) must be present, in person or by proxy, at the meeting, in order for the business to be conducted. It is **VERY IMPORTANT** that you either **attend** or **provide a proxy**

**Pursuant to Florida law, an election of the directors of this Association is not required.
VOTING BY PROXY**

If you are unable to attend the Annual Meeting and wish to vote by proxy, please note the following information about **PROXIES**:

1. A **limited proxy** is one in which the owner has specified how the proxy holder is to vote on a specific issue. With a limited proxy, the proxy holder may not decide how the owner’s vote will be cast, and the owner’s vote must be counted as indicated on the limited proxy form.
2. The proxy must be submitted to the Association **prior to the scheduled time of the meeting**. It can be sent via hand-delivery to the Management Office, via mail addressed to the Association’s mailing address at: **9410 Corkscrew Palms Circle, Unit 201, Estero, FL 33929**, or via e-mail to: alex@nextgcm.com . It is encouraged that the proxy be submitted as long before the meeting as possible, in order to avoid delay in registration.
3. If you appoint a proxy and later decide you will be able to attend the meeting in person, you may **withdraw** your proxy when you register at the meeting.
4. A proxy may be **revoked** in writing or **superseded** by a later proxy to another person. It may also be **assigned** (substituted) by the person designated on the proxy to a third person if the person you designate as proxy decides that he or she will be unable to attend the meeting.
5. A **proxy form** is enclosed with this notice for your use, if needed.
Please be sure to mail in your proxy, unless you plan to attend the Annual Meeting to cast your votes

in person .

Immediately following the Annual Meeting, the organizational meeting of the Board of Directors will be held for the purpose of electing officers of the Association and such other business as may lawfully be conducted. The agenda for the Board Meeting is as follows:

1. Certifying quorum – Call to Order.
2. Proof of Notice of Meeting.
3. New Business - a. Elect Officers
4. Adjournment.

On behalf of your Board of Directors,

Alexandra Segarra

Alexandra Segarra, CAM, CMCA®, AMS®
NextGen Community Management, LLC

MARSH LANDING TOWNHOUSE CONDOMINIUM VII ASSOCIATION, INC.
LIMITED PROXY

The undersigned owner, or their voting Representative, of (street address) LONE OAK DRIVE
Estero, FL 33928, at Marsh Landing Townhouse Condominium VII Association, Inc., a Condominium Association, hereby
appoints (check one):

_____ (A) Secretary of the Association, on behalf of the Board of Directors, or
_____ (B) _____ (If checked, write the name of your proxy)

As my Proxy holder to attend the meeting of the members of the MARSH LANDING TOWNHOUSE CONDOMINIUM
VII ASSOCIATION, INC. to be held on **February 18, 2026 at 10:00 AM** at the Marsh Landing Community Clubhouse, 22901
Marsh Landing Blvd., Estero, FL 33928. The Proxy holder named above has the authority to vote and act for me to the same extent
that I would if personally present, with power of substitution.

General Powers: (You may choose to grant general powers, limited powers or both. Check the blank immediately below
this paragraph if you want your proxy holder to have general powers to vote on any issues which might come up at the meeting, for
which a limited proxy is required.)

_____ I hereby authorize and instruct my Proxy to use his or her best judgment on all other matters, which properly come before the
meeting and for which a general power may be used.

Limited Powers: (For your vote to be counted on the following issues, **you** must indicate **your** preferences in the blanks provided
below.)

_____ I specifically authorize and instruct my proxy holder to cast my vote in reference to the following matters as indicated below:
I HEREBY SPECIFICALLY AUTHORIZE AND INSTRUCT MY PROXY TO CAST MY VOTE IN REFERENCE TO THE
FOLLOWING MATTERS AS INDICATED BELOW.

A. Resolved, that any excess of membership income over membership expense for the year ending December 31, 2026, shall be
applied to the subsequent member assessments. (The Board of Directors recommends voting **"IN FAVOR"** on this matter.)

A: _____ **IN FAVOR** _____ **OPPOSED**

B. Resolved, that the Board of Directors has the authority to transfer Reserve Funds to other Reserve Funds as the need may
arise as needed for 2026. (The Board of Directors recommends voting **"IN FAVOR"** on this matter.)

B: _____ **IN FAVOR** _____ **OPPOSED**

The undersigned ratifies and confirms any and all acts and things that the proxy may do or cause to be done in the premises whether at
the meeting referred to above or any change, adjournment, or continuation of it and revokes all prior proxies previously executed.

Dated: _____ Signed _____

Homeowner PRINTED Name: _____

STREET ADDRESS: _____

DO NOT USE BELOW THIS LINE EXCEPT FOR SUBSTITUTION

The undersigned, appointed as Proxy above, does hereby designate _____ to substitute for
me in the Proxy set forth above.

Dated: _____ Signed _____

Proxy PRINTED Name: _____

**This proxy is revocable by the unit owner and is valid only for the meeting for which it is given and any lawful adjournment.
In no event is the proxy valid more than ninety (90) days from the date of the original meeting for which it was given.**